



TERRACE OAKS PLAZA

11401 North 56th Street, Temple Terrace, FL 33617

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PROPERTY HIGHLIGHTS

- **Available Space:** 1,090 SF retail suite
- **Ideal Uses:** Restaurant, café, specialty food, or retail concepts
- **Visibility:** Storefront presence along N 56th Street
- **Location:** Established Temple Terrace commercial corridor
- **Access:** Convenient access to the surrounding University Area
- **Customer Base:** Positioned near residential neighborhoods, businesses, and USF-area demand
- **Parking:** Shared on-site customer parking
- **Opportunity:** Well-sized space for neighborhood-serving food and retail operators

PROPERTY DESCRIPTION

Now leasing up to 1,090 SF at Terrace Oaks Plaza. This flexible space is well-suited for a variety of commercial uses including retail, office, medical/clinic, professional services, and showroom-style concepts. Tenants benefit from strong visibility within an established plaza setting, easy access for customers, and a central location that supports both neighborhood-serving and destination users.

OFFERING SUMMARY

Lease Rate:	\$36 SF/yr (NNN)
Number of Units:	15
Available SF:	1,200-2,400 SF
Lot Size:	4 Acres
Building Size:	40,803 SF

Location Map

TERRACE OAKS PLAZA



Kunafa king



Turmusaya Jewelry

Jerusalem International Food Market (سوبر ماركت القدس) Tampa



Mays Alreem USA Pita House



Google

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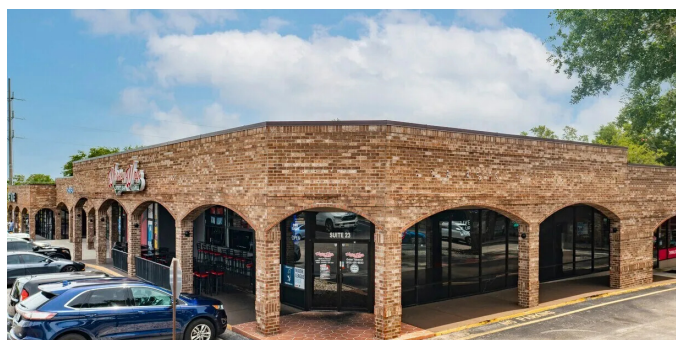
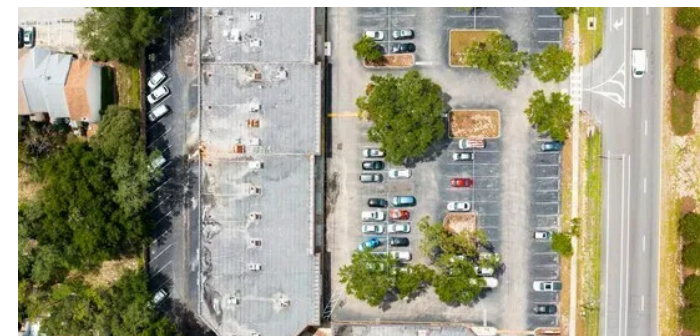
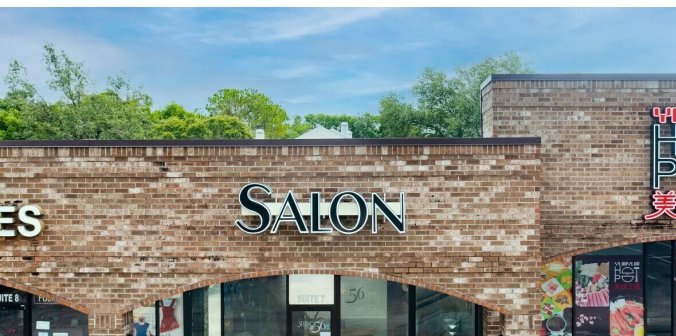
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Additional Photos



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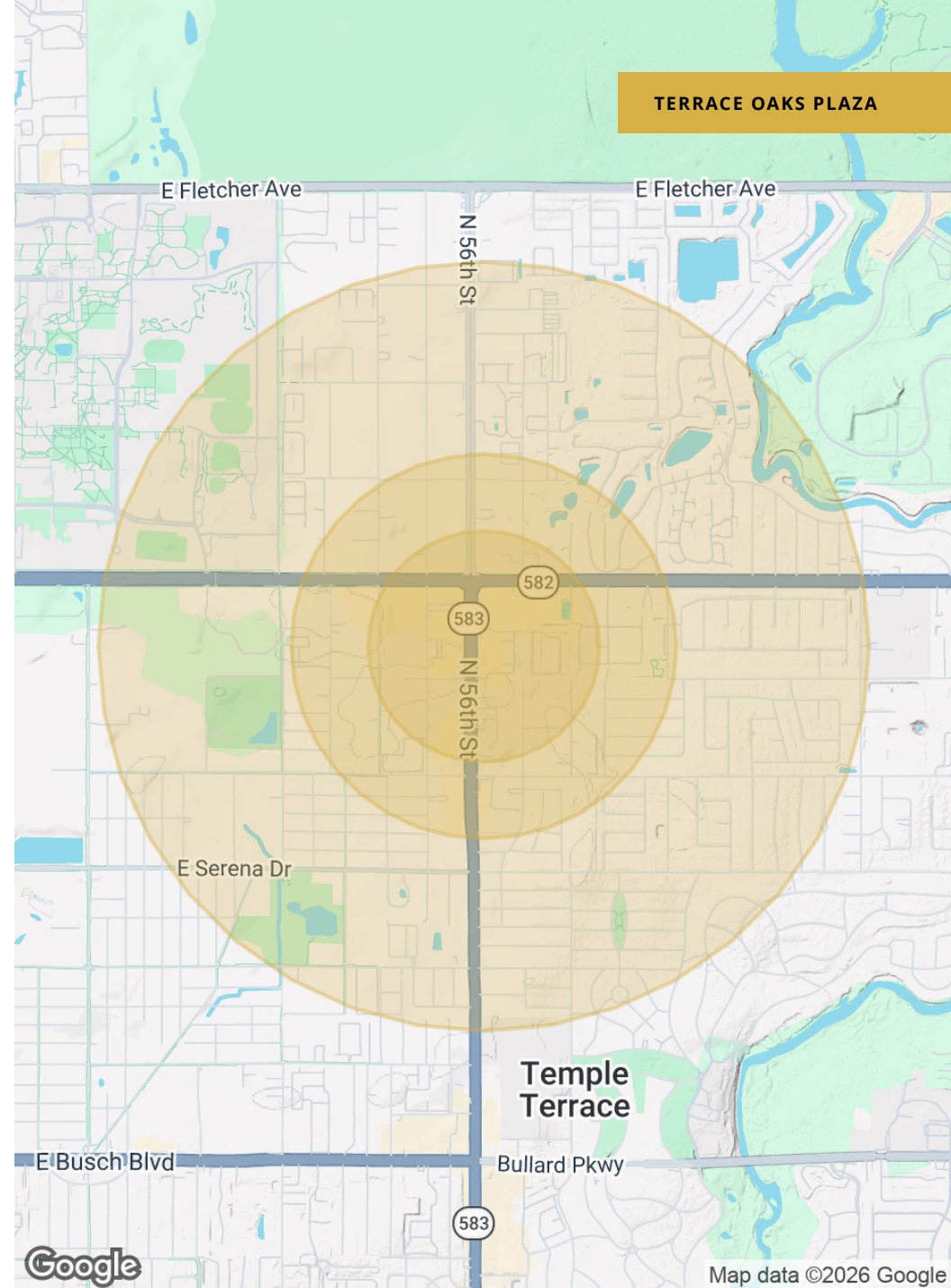
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Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	670	4,581	16,511
Average Age	38	38	37
Average Age (Male)	37	37	36
Average Age (Female)	39	39	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	269	1,922	6,290
# of Persons per HH	2.5	2.4	2.6
Average HH Income	\$95,701	\$82,849	\$75,624
Average House Value	\$415,053	\$368,409	\$337,682

2020 American Community Survey (ACS)



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